



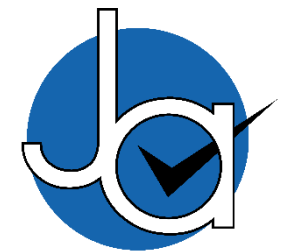
2 bedroom End Terraced House located in Colchester.

Guide Price
£280,000 - £300,000

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Old Heath Road Colchester CO1 2HB

FULL DESCRIPTION

OVERVIEW

*****GUIDE PRICE £280,000 TO £300,000*****

Positioned in a convenient and established area of Colchester, this beautifully presented two-bedroom end terrace home at Old Heath Road combines period character with stylish contemporary upgrades. Thoughtfully improved throughout, the property offers generous living space, a striking modern kitchen, and a versatile garden room, making it ideal for first-time buyers, professionals, or investors seeking a ready-to-move-into home.

STEP INSIDE

Entering via the porch, the property opens into an impressive open-plan lounge/dining room (25' 0" x 13' 8"), a light and welcoming space featuring two fireplaces-one a characterful open fireplace with exposed brick and hearth, and the second an ornamental fireplace with decorative surround. This dual-aspect room provides excellent flexibility for both relaxation and entertaining.

To the rear, a separate dining room (13' 11" x 7' 6") creates an additional reception area, ideal for formal dining or family meals, and leads conveniently through to a ground floor WC and onward into the kitchen.

The kitchen (8' 11" x 7' 6") has been stylishly fitted with sleek gloss handleless cabinetry, integrated appliances, a gas hob, and electric oven. Distinctive contemporary red splashbacks and a matching vertical radiator create a bold and modern finish, while built-in bench seating adds both practicality and charm.

Beyond the kitchen, a generous utility room (13' 11" x 5' 10") provides additional storage, workspace, and direct access to the garden.

Stairs rise to the first-floor landing, where the accommodation continues with two well-proportioned bedrooms. The principal bedroom (11' 2" x 13' 8") benefits from two fitted wardrobes, offering excellent built-in storage. The second bedroom (13' 2" x 8' 7") is also spacious and ideal for guests or family use.

A dressing room/study (6' 6" x 5' 0") offers valuable flexibility and could be utilised as a home office, nursery, or additional storage space.

The bathroom (7' 5" x 7' 6") is stylishly finished and well-appointed, providing a comfortable and modern space.

STEP OUTSIDE

Outside, the rear garden is well established and thoughtfully arranged, featuring a lawn, patio seating area, and a selection of mature plants and shrubs. A particular highlight is the impressive outbuilding/garden room (11' 10" x 14' 10"), which provides versatile accommodation ideal for a home office, gym, bar, or creative space. Unrestricted on-street parking is available nearby.

THE LOCATION

Old Heath Road is ideally situated for convenient access to Colchester City Centre, offering a wide range of shops, restaurants, and amenities. Colchester Town railway station is within easy reach, providing direct links to London Liverpool Street, making the property well-suited for commuters. The area also benefits from nearby local schooling, green spaces, and everyday facilities, enhancing its appeal for a variety of buyers.

AGENTS NOTES

Fixtures and fittings shown or referred to in this property are for guidance only. Any items to be included in the sale are subject to agreement between the buyer and seller and will be confirmed as part of the legal conveyancing process.



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FLOORPLAN



DIRECTIONS

CONTACT

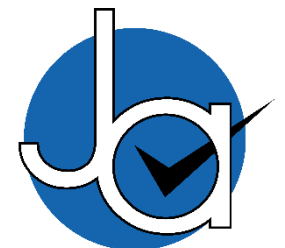
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